



**WEST COLUMBIA CITY COUNCIL REGULAR MEETING AND
SUPPLEMENTAL TELEPHONE CONFERENCE**

Council Chambers, 512 E. Brazos

Monday, January 10, 2022 at 7:00 PM

MINUTES

INVOCATION & PLEDGES.

Meeting called to order at 7:00 p.m. Invocation and pledges led by Alderman Biedenfeld.

ROLL CALL OF COUNCIL.

Assistant City Secretary Avirett called the roll of the council.

PRESENT: Laurie Kincannon, Robert Thomas, Charley Tindol, Rory Burke, and Dietrich Biedenfeld
Also present were City Manager Sutherland, City Secretary Kuban, Assistant City Secretary Avirett and City Attorney Rutherford.

ABSENT:

Roy Maynor

MAYOR AND CITY COUNCIL GREETINGS.

Kincannon welcomed everyone and thanked Commissioner David Linder for joining the meeting.

- 1. Employee of the Month** - Kincannon recognized Kaili Avirett as employee of the month for January.

PRESENTATION(S).

- 2. Consider Presentation by Fuel Maxx**

Cancelled – no action necessary

CITIZEN'S COMMENTS.

Cindy Bridges who is running for Judge of the 239th Judicial District Court of Brazoria County announced her candidacy. Bridges introduced herself to council and gave her credentials. * Brian Kelley of 222 Ellis Ln. asked council to reconsider the Willow Farms subdivision drainage issues. Kelley expressed concern with current and the potential for future drainage and retention pond issues. He stated there is no easement for water and the culverts are too deep. He said there need to be a different route for the water or the project needs to be stopped. Kincannon addressed Kelley and let him know that they are working to get everyone together to discuss his concerns.

CITY MANAGER'S REPORT.

- 3. City Manager's Report**

Sutherland reported on the following – Public Works put up and took down Christmas decorations and barricades for the Light Up the First Capitol Christmas Parade. Public works assisted in picking up Christmas trees for the Surfside dunes project. The generator at Water Plant 2 was relocated to Water Plant 3. The new generator for Water Well 4 has been installed. The remainder of Public Works' time was spent working on service orders and repairing water and sewer lines. * ADICO continues working on the drainage study of the northeastern portion of the city. * TxDOT meeting concerning SH36 widening project was cancelled. As mentioned in previous months, Segment 11 is not Federally Funded. * Mike Azbell is now a Certified Code Enforcement Officer. * Brazoria Co. Environmental Health will no longer conduct city inspections for food establishments after January – February 2022. We have contacted a few inspectors about contracting their inspection service. * The CDBG sewer line project on S. Mattson and S. Ringgold is substantially complete pending the final inspection. The County is contributing a total

of \$260,000, reducing the City's cost from \$86,909.13 to \$36,898.13, a savings of \$50,000. * The GLO sewer line project on Lee to Humble St. has been completed. Hydro-seeding was done to prevent erosion. The water line was broken while the project was underway and Public Works determined it needs to be replaced. Public Works personnel will complete this project. Residents inquired as to why their yards were hydro-seeded rather than sodded. The engineers informed the city that it is up to each contractor which method they use. The area that was seed will be distributed again and we will evaluate the need for sodding after the water line is replaced. Road improvements are in the next phase for this subject for all but Lee St. until the water line is replaced. These improvements should be funded by FEMA from the Hurricane Harvey funds. * The City's request for reimbursement for Emergency Preparedness expenses connected to the Winter Storm in February were approved and the close-out was completed. The City is waiting on the funds to be released. * The Downtown Pocket Park construction continues. The last brick laying event was held, and the bricks are now concreted into place. The project must be completed according to Texas Parks and Wildlife timelines to be in compliance. * The housing development on Ellis Lane continues with two houses nearing completion. Residents in the area have expressed concerns over the development and city staff is monitoring the project. The Drainage District engineer retired, and Randy Stroud has replaced him. They are waiting on Mr. Stroud for information on the ditch behind N. 17th but will mow the ditch behind the apartments on N. 13th up to Varner Creek. * The General Land Office is funding the replacement of two homes, one at 1418 Papendorf Lane and the other 404 Snow Dr. * Auditors completed their field work for the Fiscal Year ending September 30, 2021, last month. They determined that a Single Audit is not needed as the city had not received all the anticipated funds in the fiscal year to put the city over the threshold of \$750,000 in federal funds. The audit will be presented to council. * The Village of Bailey's Prairie is hosting the monthly Brazoria County Cities Association meeting January 19, 2022. * Municode is codifying the city's ordinances. All ordinances through 2021 were forwarded for consolidation. Once the draft is completed, city staff and council will review for any additional changes before a finalized version is adopted. * City Offices are closed for Martin Luther King, Jr. Day January 17th.

CONSENT AGENDA.

- 4. Approval of Minutes from Previous Meeting - Minutes were submitted in the Council packet.
- 5. City Treasurer's Reports - Reports were submitted in council packet.
- 6. Police Department Reports -Reports were submitted in council packet.
- 7. Municipal Court Reports - Reports were submitted in council packet.
- 8. Code Enforcement and Fire Marshal's Reports - Reports were submitted in council packet.
- 9. Public Works Reports - Reports were submitted in council packet.
- 10. Fire Department Reports - Reports were submitted in council packet.

Motion to approve the consent agenda made by Biedenfeld, Seconded by Tindol. All voted aye.

ITEMS REMOVED FROM CONSENT AGENDA.

There were none.

PUBLIC HEARINGS.

- 11. Abatement of structures that have been found to be unoccupied and unsecured against unauthorized entry; Interior and exterior conditions constituting hazard to health, safety and welfare of citizens, endangerment to persons and property; therefore, deemed dilapidated, substandard and/or unfit for human habitation

701 E. Brazos Ave.

Kincannon began the Public Hearing at 7:16 p.m. to discuss the condemnation of a home that burned on E. Brazos Ave. Mason Locke Weems VI, the property owner, Edie Weems, and Joshua Rodriguez were present to participate in the discussion. Mrs. Weems showed a demolition permit application that was obtained by Laureano Roofing earlier that day. Mr. Weems spoke about the delays caused by Wells Fargo, his lender. Joshua Rodriguez is waiting on FEMA assistance. Mr. Weems asked for a 30-day extension to give Wells Fargo time to decide. Biedenfeld asked to clarify the 30-day extension. He said if the lender needs 30 days, Mr. Weems needs longer than a 30-day extension.

314 Bell St.

Rex McCall let council know that he called the "313 phone number" and then spoke to someone at City Hall and then received a notice for Public Hearing regarding his property on December 21st. McCall has contacted and entered into a contract with Billy Meyers to demolish the burned house. Meyers was ill and let Mr. McCall know that he had three other jobs ahead of him but that he would get the house demolished as soon as possible. McCall stated 30 days would be enough time to get the job completed. Kincannon closed the public hearing at 7:27 p.m.

NEW BUSINESS.**12. Consider Issuing Order of Abatement of Substandard Structure Located at 701 E. Brazos Ave**

Thomas stated that Mr. Weems needed longer than the 30 days. Rutherford suggested that we grant the 30 days and amend the order. Biedenfeld said that council acknowledges the hardships both property owners have encountered and let them know the council has some flexibility. Burke said 60 days would be at the March council meeting. Sutherland suggested giving 90 days and having the property owners check-in with council every 30 days to give a progress report. Motion made by Burke to amend the order to 90 days ending April 11, 2022, and to require the property owner to come to the February, and March council meetings to give a progress report. Motion was seconded by Tindol. All voted aye.

13. Consider Issuing Order of Abatement of Substandard Structure Located at 314 Bell St.

Motion made by Burke to amend the order to 90 days ending April 11, 2022 and to require the property owner to come to the February, and March council meetings to give a progress report. Motion was seconded by Tindol. All voted aye.

14. Consider Dismissal of Uncollectable Municipal Court Fines

Motion made by Biedenfeld to dismiss uncollectable municipal court fines and motion was seconded by Burke. All voted aye.

15. Discuss and Consider Ordinance Amending Chapter 2, Section 2-253 Powers and Duties of the City Secretary

Burke stated that this amendment was just to consolidate scattered notifications. Motion made by Biedenfeld, Seconded by Thomas. All voted aye.

16. Consider Ordinance for Regulations on Alternative Energy Sources

Kincannon stated that this will give more options for alternative energy sources and provide direction for Code Enforcement. No action was taken.

17. Discuss Disposal of Surplus Equipment for Public Works

Motion made by Tindol, Seconded by Biedenfeld. All voted aye.

18. Discuss and Consider Purchase of Public Works Equipment and Budget Adjustment

Tindol asked Matthew Fisher, Public Works Superintendent if he checked with the local trailer retailer. Fisher stated they did not carry this type and size of trailer. Motion made by Biedenfeld to purchase the trailer and to approve the budget adjustment of \$26,000.00. Motion was seconded by Burke. All voted aye.

19. Discuss and Consider Purchase of Public Works Equipment

Fisher gave a brief background on the life expectancy and abilities of the current backhoe and stated that he would like to purchase a mini excavator because it will be more useful to Public Works. He explained the two types of equipment he got pricing on. Fisher recommended the 309 over the 308. He said the 309 has mower attachments so we may not have to rent some other equipment in the future.

Motion made by Tindol to purchase Mustang CAT 309 and to authorize the city manager to execute the necessary finance documents. Motion was seconded by Burke, and all voted aye.

20. Consider 2022 City Council Meeting Schedule

Rutherford stated that we are cancelling the January 17th meeting. Kincannon explained that council would need to choose between the two listed March dates. Sutherland suggested March 7th to help leave time to prepare for the next meeting. Motion made to accept the calendar with the March 7th date by Biedenfeld and seconded by Tindol. All voted aye.

21. Consider Request to Waive Lien on 517 E. Jackson

Daniel Carreon was present. Carreon requested the lien be waived. Kincannon stated that it is unfair to the taxpayers to waive the lien. Carreon's estimated the house he would build at \$180,000. He reported that he has built 3-4 homes in the city. Carreon stated that he plans to complete the construction by the end of the year. Burke suggested that council split the lien and forgive half contingent on Carreon obtaining a certificate of occupancy by December 31st. Burke also stated that he is willing to entertain an extension of that date. Rutherford mentioned that a lien is generally released upon payment. Burke motioned to change the lien amount to \$4,647.50. Motion was seconded by Tindol, and all voted Aye.

ADJOURN.

Mayor Kincannon adjourned the meeting at 8:27 p.m.



Laurie B. Kincannon, Mayor

ATTEST:

Kaili M Avirett

Kaili Avirett, Assistant City Secretary